

079.0

0004

0005.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

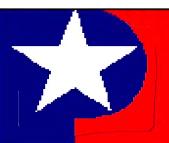
750,000 / 750,000

USE VALUE:

750,000 / 750,000

ASSESSED:

750,000 / 750,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BRATTLE PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RONAYNE BRENDAN	
Owner 2:	
Owner 3:	

Street 1: 8 BRATTLE PL
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: RONAYNE STEPHEN JOHN A & -
Owner 2: RONAYNE BRENDAN -
Street 1: 8 BRATTLE PLACE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 30,881 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		30881		Sq. Ft.	Site		0	70.	0.25	11			Ledge	-50					540,418						540,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							30881.000		209,600				540,400		750,000							
Total Card							0.709		209,600				540,400		750,000		Entered Lot Size					
Total Parcel							0.709		209,600				540,400		750,000		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		600.96		/Parcel: 600.9				Land Unit Type:					

PREVIOUS ASSESSMENT							Parcel ID		079.0-0004-0005.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,600	0	30,881.	540,400	750,000	750,000	Year End Roll	12/18/2019
2019	101	FV	182,000	0	30,881.	540,400	722,400	722,400	Year End Roll	1/3/2019
2018	101	FV	182,000	0	30,881.	362,900	544,900	544,900	Year End Roll	12/20/2017
2017	101	FV	182,000	0	30,881.	347,400	529,400	529,400	Year End Roll	1/3/2017
2016	101	FV	182,000	0	30,881.	316,500	498,500	498,500	Year End	1/4/2016
2015	101	FV	170,600	0	30,881.	254,800	425,400	425,400	Year End Roll	12/11/2014
2014	101	FV	170,600	0	30,881.	227,700	398,300	398,300	Year End Roll	12/16/2013
2013	101	FV	170,600	0	30,881.	216,200	386,800	386,800		12/13/2012

SALES INFORMATION							TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
RONAYNE STEPHEN	63019-461		12/5/2013	Convenience	100	No	No			
RONAYNE STEPHEN	59668-318		8/2/2012	Convenience		No	No			
RONAYNE STEPHEN	24031-524		12/14/1993		1	No	No	A		

BUILDING PERMITS							ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/19/2004	1033	Re-Roof	12,000	C		G6	GR FY06	3 SKYLIGHTS EYEBRO	11/5/2018	MEAS&NOTICE	BS	Barbara S						
10/4/2004	961	Manual	5,000	C		G6	GR FY06	finish storage spa	5/13/2009	Entry Denied	197	PATRIOT						
									4/21/2005	Permit Visit	BR	B Rossignol						
									11/10/2000	Hearing Chag	163	PATRIOT						
									1/18/2000	Meas/Inspect	277	PATRIOT						
									12/1/1981		MS							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Good														
Sty Ht: 1A	- 1 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable																		
Roof Cover: 1	- Asphalt Shgl																		
Color: GRAY																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C - Average				Kits: 1 Rating: Good				1st Res Grid Desc: Line 1 # Units: 1											
Year Blt: 1948	Eff Yr Blt:			A Kits:	Rating:														
Alt LUC:	Alt %:			Frl:	Rating:														
Jurisdct: G6	Fact: .			WSFlue:	Rating:														
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Location:				Exterior:								No Unit	RMS	BRS	FL
Prim Int Wall: 2	- Plaster			Total Units:				Interior:				1	4	2					
Sec Int Wall:				Floor:				Additions:											
Partition: T	- Typical			% Own:				Kitchen:											
Prim Floors: 3	- Hardwood			Name:				Baths:											
Sec Floors:				Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 105.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3	- Typical			Const Adj.: 0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ: 141.736															
Int vs Ext: S				Other Features: 60500															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 257452															
% Com Wall	% Sprinkled:			Depreciation: 47886															
				Depreciated Total: 209566															
MOBILE HOME				Make:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 079.0-0004-0005.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
1	Metal Shed	D	Y	1	6X6	A	AV	1960	0.00	T	40.8	101							
More: N				Total Yard Items:				Total Special Features:				Total:							